



**Geneva Walk, Dereham, NR19 1XT**

**welcome to**

**Geneva Walk, Dereham**

>> IDEAL FOR FIRST TIME BUYERS - VIEW NOW! A 2 bedroom mid-terraced house, offering a tucked-away position within this well-connected development in Toftwood. Boasting a ground floor cloakroom, fitted kitchen, lounge, private rear garden, allocated parking space & more!



## Description

We are pleased to present to the market this welcoming 2 bedroom mid-terraced house, offering a tucked-away position within this popular development in Toftwood, enjoying communal grounds, Toftwood Pond Park and situated within easy reach of local amenities and facilities.

In brief, the internal ground floor accommodation comprises; entrance hall, convenient cloakroom w.c, fitted kitchen with space for appliances and a cosy lounge with patio doors opening to the rear garden. This is complemented on the first floor by a double bedroom, further bedroom with built-in storage, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, the frontage is laid to lawn with a brick-built storage shed, together with an enclosed, generous rear garden which offers space for outdoor entertaining. The property also benefits from an allocated parking space.

This home will be appealing to an assortment of buyers including first time buyers, downsizers, retirees and investors alike!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator, archway to kitchen, doors opening to lounge and further door to;

### Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to side aspect.

### Kitchen

8' 11" x 3' ( 2.72m x 0.91m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, fitted extractor hood, space for free standing fridge freezer, space for washing machine, tiled flooring and double glazed window to front aspect.

### Lounge

13' 7" x 12' 6" ( 4.14m x 3.81m )

Wood effect flooring, under stairs storage cupboard, radiator and double glazed patio doors with side panels opening to the rear garden.

### First Floor Landing

Fitted carpet flooring and doors opening to both bedrooms and family bathroom.

### Bedroom One

12' 8" x 9' 10" ( 3.86m x 3.00m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### Bedroom Two

9' 9" x 6' 10" ( 2.97m x 2.08m )

Fitted carpet flooring, built-in storage cupboard, airing cupboard, radiator and double glazed window to front aspect.

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, wood effect flooring and radiator.

### Outside

The front of the property is laid to well-tended lawn, enhanced by plant borders, complemented by a bespoke pathway to the main entrance and to a brick built storage shed for convenience.

The good-sized rear garden is laid predominately to lawn with a paved patio seating area, ideal for outside entertaining. The enclosed space is enhanced by mature shrubberies for added greenery, further shingle area, timber storage shed and greenhouse.

## Agents Note

We understand this property is subject to an annual management charge of approximately £230.00 for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

## Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

## directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along Shipdham Road and take the right hand turn into Stone Road. Continue to the far end and take the left hand turn into Hillcrest Avenue. Take the first left hand turn into Luxembourg Way and proceed to the bottom of Luxembourg Way and park. Proceed on foot along Geneva Walk and the property can be found identified by our William H Brown 'For Sale' board.



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## Geneva Walk, Dereham

- 2 Bedroom Mid-Terraced House
- Well-Presented Throughout
- Cloakroom W.C And Family Bathroom
- Gas Fired Central Heating
- Double Glazed Windows
- Enclosed, Good-Sized Rear Garden
- 1 Allocated Parking Space
- Popular Residential Area In Toftwood

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£180,000**

Total floor area 54.9 m<sup>2</sup> (591 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117526 - 0003

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**william h brown**



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**